

2. Lake Hodges Segment

The Lake Hodges Segment is located in west-central San Diego County, west of Interstate 15, north of the City of San Diego, and east of Rancho Santa Fe (Figure 1-1). The take areas currently covered by the Lake Hodges Segment (LHS) apply only to areas in which property owners have completed negotiations with the Wildlife Agencies and the County (Figure 1-2).

The LHS covers roughly 8,874 acres. The majority of the land is currently vacant, with approximately 512 acres of agricultural uses and a few scattered homes. Four major projects are located in this Subarea: Rancho Cielo, 4S Ranch, Santa Fe Valley and the Madura Subdivision. These projects are a mix of new communities with urban level uses, and low density residential developments with a variety of private and public support facilities. Additional land owned by the City of San Diego, which exists as a peninsula within Lake Hodges and north of the Lake, is included in the LHS, but is not counted as part of the County's total number of preserved acres, nor is it subject to the County's Subarea Plan. A parcel of mitigation land purchased by the California Department of Transportation (CalTrans) north of Lake Hodges and an area created as a mitigation bank by The Environmental Trust for Bernardo Mountain are also included in the LHS.

The area is traversed by the Del Dios Highway, and crisscrossed by dirt roads. Various utility lines, including electrical and water, currently cross portions of the LHS. The San Dieguito River runs through the central portion of the LHS, generally paralleling the Del Dios Highway. Lake Hodges extends partially into the northeast boundary of the LHS.

The information used in the formulation of this Subarea Plan and maps was derived from a number of sources. Acreage totals are as accurate as possible based on the data available from various sources including preliminary planning documents as well as documents for projects in the final engineering stages. It should be anticipated that the acreage of the various habitat types, and the species dependent upon them, will vary over time due to natural succession, recovery from fire, or other natural causes. The natural variation is accommodated in the design of the preserve.

The LHS preserve is a combination of: (1) projects that have been approved; (2) properties on which negotiations for open space have been completed; and (3) publicly owned lands. Figure 1-3 of the County Subarea plan depicts the preserve and development area for the Lake Hodges Segment. The preserve consists of the open space areas set aside in connection with the following projects: (1) Rancho Cielo, (2) 4S Ranch, (3) Santa Fe Valley and (4) Madura projects. The major amendment areas are not shown on Figure 1-3. Agreements between the landowners, County staff, U.S. Fish and Wildlife Service (USFWS) and the California Department of Fish and Game (CDFG) were concluded on all four private projects, either to establish "hard lines," for the LHS preserver or as part of the 4(d) Habitat Loss Permit process. Rancho Cielo, Santa Fe Valley, and the Madura Subdivisions have completed the land use and zoning approval process. Land use approvals are not complete for 4S Ranch.

2.1. Segment Biology

Table 2-1 presents the existing amounts of vegetation communities in the LHS, as well as the amounts of vegetation communities within the proposed preserve.

Table 2-1: Biology of the Lake Hodges Segment

HABITAT	ACRES	ACRES PRESERVED	PERCENT PRESERVED
Coastal sage scrub	3,379.83	2,600.85+	77% +
Coastal sage scrub/Eucalyptus	67.40	37.3	55%
Southern mixed chaparral	1,877.62	1,422.55	76%
Southern maritime chaparral	17.50	14.50	83%
Native grassland	81.70	60.40	74%
Oak woodland	22.69	19.10	84%
Oak riparian woodland	25.75	25.75	100%
Sycamore alluvial woodland	6.90	5.20 ¹	75%
Mule fat scrub	11.53	9.53	83%
Willow scrub	32.33	23.89	74%
Freshwater marsh	67.20	57.30	85%
Water	31.80	18.90 ²	59%
Vernal pools	0.20	0.16	80%
Willow forest	21.70	21.70	100%
Tamarisk scrub or disturbed wetland	4.90	4.90	100%
Alkali meadow	1.10	0.9	82%
Wetland swale/ecotone	6.70	1.70 ³	25%
Unvegetated channel	17.80	16.50	93%
Non-native grassland	941.6	156.6	17%
Eucalyptus woodland	444.00	50.10	11%
Agricultural lands	512.20	38.00	7.4%
TOTAL	7,568.45 ⁴	4,588.73	61%

- Notes:
1. Reduction in area of wetland habitats will be mitigated on the projects which are processed to maintain the "no net loss" standard for wetland habitats. However, on the regional scale, the loss is shown in the subarea plan because the mitigation to maintain the no net loss standard has not been identified for all projects. The Santa Fe Valley and 4S Ranch projects will require revegetation to mitigate for the loss of wetlands.
 2. All open water exists as agricultural ponds. Some do not fill every year and will be modified or eliminated on individual projects.
 3. In most cases, wetland swale/ecotone has been disturbed by previous agricultural activities.
 4. This total and the total acres preserved do not include ruderal and disturbed habitat. That is why the total acreage of habitats does not match the total acres of land within the Lake Hodges Subarea Plan and the total acres preserved listed here as 4,588.73 does not match the total preserve area in table 2-6.

The dominant vegetation types shown on the MSCP vegetation maps for the LHS are grassland, coastal sage scrub (CSS) and chaparral. The MSCP vegetation mapping does not distinguish between native and non-native grasslands. Subsequent field mapping has shown that non-native grassland makes up the majority of the grasslands in this vegetation category.

2.2. *Covered Species List*

The LHS will also provide conservation benefits for uncovered species. Additional species not covered, together with those of the 85 species covered by the MSCP plan, totals 114 species. Not all species designated on the MSCP list occur within this Segment. (Attachment 1 contains a list of Sensitive Species Observed within the LHS.)

2.3. *Existing and Planned Land Uses Within the Lake Hodges Segment*

2.3.1. *Existing Land Uses, General Plan Designations and Zoning*

The Lake Hodges Segment (LHS) is generally vacant, with some agriculture (mostly grazing, nurseries, and some tree crops) and a few scattered homes. Some utilities, notably electric and water lines, cross the area. Table 2-2 illustrates existing land uses.

Table 2-2: Existing Land Uses in the Lake Hodges Subarea Plan

LAND USE	ACRES	PERCENTAGE
Natural	7,138.97	79%
Agriculture/grazing	512.20	6%
Developed/disturbed	1,378.83	15%
TOTAL:	9,030.00	

The LHS is located in the San Dieguito Community Planning Area. The four main private projects are generally designated as Specific Plan Area, with various densities. The land owned by the City of San Diego is designated as (22) Public Semi-Public and (24) Impact Sensitive. Zoning varies through all of the properties. The majority is zoned S88 Specific Planning Area Use Regulations with varying densities. Rancho Cielo has areas of S80 Open Space zoning as well as RR1 Residential zones and a small amount of commercial. Upon completion, the Community Plan envisions a variety of low density and higher density residential areas complete with necessary public services, large areas of natural open space and a variety of recreational facilities.

2.3.2. Planned Land Uses and Mitigation for Covered Projects

The LHS consists of four land development projects, including Rancho Cielo, 4S Ranch, Santa Fe Valley and the Madura subdivision, two areas owned by the City of San Diego, a small CalTrans mitigation site and a mitigation bank owned and operated by The Environmental Trust.

2.3.2.1. *Rancho Cielo*

The Rancho Cielo ownership consists of 1,487 acres of land with recorded maps, and an additional 245 acres for which maps have not been processed. Thus, the total ownership within the LHS is 1732 acres. The project is located in the northern portion of the LHS. Approximately 442 homes, 2 commercial areas, 2 water storage tanks, a village center and an equestrian center may be constructed on roughly 603 acres within the areas of recorded maps.

Take of gnatcatchers was authorized through an Interim Habitat Loss Permit (HLP 94-003). The HLP allowed up to 64.97 acres of CSS to be impacted. In addition to the 847 acres of open space being provided, the landowner will revegetate 27.12 acres, allow the recovery of 16.24 acres and provide conservation easements that will create a 1,000 foot wide wildlife corridor. This corridor is a portion of a major linkage identified by the

MSCP consultants as the "Hodges Reservoir to La Costa Linkage." After all mitigation measures are complete and open space set aside, 883 acres of natural open space, including the special mitigation measures associated with the Habitat Loss Permit, are planned for the project. This open space is proposed to be part of the preserve. Within the open space there are seven lots permanently dedicated in an open space easement as of December 1996. Table 2-3 illustrates existing approved land uses.

The open space, corridor and other mitigation measures included in the HLP are incorporated into the Subarea Plan.

Mitigation for Rancho Cielo is in the form of dedication of a permanent open space easement.

Table 2-3: Rancho Cielo Land Uses

LAND USE	ACRES
Open Space	883.49
Residential Development, Roads and Utilities	554.47
Equestrian Center	19.38
Commercial Lots	29.40
Area M proposed for village development	245.60
Total:	1,732.00

2.3.2.2. 4S Ranch

4S Ranch is located on approximately 3,525 acres in the eastern portion of the LHS. Approximately 634 acres were the subject of a previous project that resulted in the construction of a business park and apartment/condominiums as well as 176 acres of open space lands and 156 acres for future planning. This 634 acres is included in the Subarea Plan since an agreement has been made on the future planning area. The remaining 2,891 acres are currently designated as Future Urban Development Area (FUDA) and (21) Specific Plan Area (Future Development). The landowner has been processing a General Plan Amendment and Specific Plan to allow development on this portion of the property over the past several years.

The proposed Specific Plan defines a planned community of various types of residential, commercial, institutional, recreational, open space and other public uses consistent with

the previously developed industrial park and apartments/condominiums. Proposed land uses are shown below in Table 2-4.

In response to the MSCP planning effort, the landowner voluntarily entered into negotiations with the USFWS, CDFG and the County in mid-1994. The result of these negotiations was a defined boundary or "hard line" for the 2,891 acre portion of the Specific Plan Area that allowed a development area of 1,279 acres, with the remaining 1,612 acres being designated as permanent open space. Of the 634 acre piece that was the subject of a previous Specific Plan including the future planning area, 248.7 acres will also be included as permanent open space for a total of 1,877 acres. This area has been incorporated into this Subarea Plan.

Table 2-4: 4S Ranch Proposed Land Uses

LAND USE	ACRES
Residential	1,051
Office professional /commercial	32
Light industrial	159
Mixed uses	52
Roads	120
Managed open space	142
Schools	20
Utilities	18
Park	61
Natural open space	1,870
Total:	3,525

Mitigation for 4S Ranch shall consist of:

- Dedication of 1,612 acres as permanent natural open space as shown on the preserve area map, with 569 acres of the 1, 612 acres constituting excess mitigation that can be sold or used to mitigate impacts of other projects in the County of San Diego. A mitigation bank or other mechanism may be created in order to facilitate sale of the 569 acres of excess mitigation credit.

2.3.2.3. Santa Fe Valley

The Santa Fe Valley project is located in the western portion of the LHS on approximately 3,163 acres. This land is held by eighty-five different owners. The Specific Plan for the Santa Fe Valley project was adopted by the Board of Supervisors on December 15, 1995. The project is a recreational residential development that will consist of approximately 1,200 homes of varying densities on 1,289 acres.

In response to the MSCP Planning effort, the major land owners whose land is subject to the Santa Fe Valley Specific Plan, entered into voluntary negotiations with the County, USFWS, and CDFG in 1994. These negotiations resulted in establishment of hard lines showing areas of development and areas of preservation. As a result of these negotiations, 1,411 acres will remain as permanent open space and has been incorporated into this Subarea Plan. The EIR for the project recognized the dedication of these 1,411 acres of land as permanent natural open space. The EIR also recognized dedication of appropriate areas in the portion of the Specific Plan Area near Lusardi Creek and the eastern portion where special area designators require avoidance of sensitive habitats. If further mitigation is required for impacts for Santa Fe Valley, acquisition of land within the LHS from willing sellers in the Lusardi/Creek/San Dieguito River corridor is planned.

Two types of open space have been identified in the Specific Plan for Santa Fe Valley, Open Space I and Open Space II. The majority of the land that will be placed in permanent natural open space is identified as Open Space I as part of the Specific Plan. Areas of Open Space I will be dedicated as easements when Tentative Maps are approved for land with Open Space I designation. Open Space II identifies lands that will support both active and passive recreational uses. Additional lands, within areas identified as Open Space II, will be left in natural open space as part of major use permits for golf courses and other active recreational uses. As a result of lands set aside as either Open Space I or Open Space II, nearly half of the property (1,411 acres) will be left as natural open space.

In addition to the area specifically identified as open space in the Santa Fe Valley Specific Plan, other lands will be left in open space as a result of the processing of maps and use permits within the project area. There will also be a special area designator placed on portions of the southwestern corner and the area of smaller lots in the eastern portion of the Specific Plan Area. The designator is designed to address protection of sensitive coastal sage scrub and vernal pool habitat and will also result in open space easement dedication. In addition to the 1,411 acres of land set aside as permanent open space under the designation Open Space I and II, the EIR for Santa Fe Valley requires as mitigation dedication of appropriate areas in the portion of the Specific Plan Area near Lusardi Creek and the eastern portion where special area designators required avoidance of sensitive habitats. If further mitigation is required for impacts from the Santa Fe Valley project, land will be acquired from willing sellers in the Lusardi Creek/San Dieguito River corridor for the purpose of enlarging and enhancing the function of the corridor. Proposed land uses for the Santa Fe Valley Specific Plan are shown on Table 2-5.

Table 2-5: Santa Fe Valley Proposed Land Uses

LAND USE	ACRES
Open Space I (permanent open space)	1,404
Open Space II (golf course, other uses and open space)	374
Residential	1,287
Commercial	40
Community facilities	58
Total:	3,163

2.3.2.4. Madura Subdivision

The Madura Subdivision consists of 14 lots and a Planned Residential area. The approved project is located in the central portion of the LHS within the Rancho Cielo SPA. Approximately 142 acres of the 181 acre project site are located in permanent open space. Only two land uses will occur on the site when it is developed; 39.7 acres of residential development and 142 acres of open space.

In addition, approximately 30 acres of CSS located off-site will be provided as mitigation. The off-site parcel will be adjacent to the County's 1,000 Sycamore Canyon Regional Open Space Park or other location as approved and in conformance with the County's Biological Mitigation Ordinance.

The development/open space line allowed on HLP 94-002 is incorporated into this Subarea Plan.

Mitigation for the Madura project consists of dedication of two open space easements and a 30 acre off-site mitigation parcel, located in San Diego County, just west of Sycamore Canyon Road within the City of Poway's sphere of influence. The off-site mitigation parcel is located north of and adjacent to the County's 1,000 acre Sycamore Canyon Regional Open Space Park.

2.3.3. Remaining Land within the Lake Hodges Segment

Land under the ownership of the City of San Diego exists surrounding Lake Hodges as part of the ownership of the Lake. This lake land is not addressed in the LHS because it is included in the City of San Diego Subarea Plans.

Additional land, approximately 19 acres, has also been acquired by the California Department of Transportation (CalTrans) north of the reservoir and just east of the City lands. The majority of the vegetation at this site is Coastal sage scrub. Furthermore, additional lands which partially surrounds and includes Bernardo Mountain are under the control of The Environmental Trust. This land, consisting of approximately 279 acres, is intended to be utilized as a mitigation bank. Approximately 59 acres of it is located in the unincorporated area. It contains Coastal sage scrub, some Southern mixed chaparral and smaller amounts of Oak woodland and Riparian oak woodland.

2.4. **Land Use Summary/Preserve Description**

At build out, the Lakes Hodges Segment will generally include a mix of urban uses and rural areas consisting of pockets of homes at varying densities set amid large expanses of natural open space. Table 2-6 summarizes the planned land uses for the entire Lake Hodges Subarea.

Table 2-6: Lake Hodges Subarea Plan Proposed Land Uses

LAND USE	ACRES	PERCENTAGE
Residential	3,177.5	35.0%
Commercial	101.7	1.1%
Industrial and mixed uses	211.0	2.3%
Public Facilities*	260.0	2.9%
Equestrian center, golf course and managed open space	536.0	5.9%
Preserve	4,743.3	53.0%
Total:	9,029.2**	

* Includes parks, schools, circulation element roads, recreation facilities, water and wastewater facilities, and fire stations.

** Excludes major and minor amendment areas.

The resultant preserve will consist of 4,743 acres in the configuration shown on the Lake Hodges Segment, Figure 1-3. The preserve includes more than 2,600 acres of Coastal sage scrub, 1,422 acres of Southern mixed chaparral, 14.5 acres of Southern maritime chaparral, 60 acres of native grassland, 105 acres of Oak and Riparian woodlands and scrub, and 79 acres of marsh and wet meadow. The preserve also protects a major portion of the Hodges Reservoir-San Pasqual Valley

Core Area identified in the Draft MSCP, as well as providing the vital regional linkage to the northwest to the Carlsbad/La Costa region. This is the primary connection between these two regions for the California gnatcatcher. After development of the projects in the LHS, habitat for at least 74 pairs of gnatcatchers will remain (70% of pairs within this Segment or 3.7% of the total population), plus there will be additional territories preserved by the Special Area Regulations Designators on the Santa Fe Valley Specific Plan. It is expected the number of territories will increase as the vegetation recovers from large fires in 1990.

The Lakes Hodges Segment is located within an important regional section of the MSCP. The areas of open space preserved in this plan contain a variety of unique and sensitive communities as outlined above. Its value is enhanced because of the location relative to the coastal regions. The land included within the preserve has a configuration of large blocks of self sustaining habitat especially in the northern portion of 4S Ranch and portions of Santa Fe Valley. In those areas, existing populations of the threatened California gnatcatcher and other sensitive species will remain. In addition, the preserved land in this plan includes linkages and connections to other areas to the northwest and east. These linkages will ensure a continual dispersal interaction with other populations of sensitive species in the region. Therefore, the size of the preserve and variety of vegetation communities contained within the open space on the plan will allow significant conserved habitats and resident species to remain viable over the long term.

Attachment 1 includes the species of plants and animals considered sensitive that occur within this area. These include reptiles associated with coastal sage scrub such as San Diego banded gecko, San Diego horned lizard, Coronado Island skink, orange throated whiptail, silvery legless lizard, coastal rosy boa, San Diego ringneck snake, and northern red diamond rattlesnake. The southwestern pond turtle and western spadefoot toad habitats along the San Dieguito River and nearby ponds will also be protected. Riparian species of birds and birds which inhabit coastal sage scrub such as the Southern California rufous-crowned sparrow, and Bell's sage sparrow in addition to the gnatcatcher will be protected under this Subarea Plan. The Golden eagle which inhabits this region will also be protected under the Lake Hodges Segment because it maintains large foraging areas and protects the primary nesting sites within the Del Dios gorge.

2.5. *Land Uses Adjacent to the Preserve*

General guidelines and directives are given in section 1.10.

2.5.1. Fuel Modification Zones

Within the LHS the general guidelines of section 1.11 apply, but with the zone boundary modified by project circumstances as follows. In Santa Fe Valley and 4S Ranch, the fuel modification zone is not part of the preserve. In Rancho Cielo, the fuel modification zone may occur outside of the individual homeowner lots, however, it is not counted as part of the preserve. The fuel modification zone for Rancho Cielo is a maximum zone, and may be reduced.

2.6. *Preserve Ownership and Conveyance*

Ownership of land and the dedication and conveyance sequence for easements within the preserve will vary. For the Madura property, the land will remain in private ownership but will have an open space easement dedicated to the County. The easement dedicated to the County was required to be recorded prior to approval of the final map.

In the case of Rancho Cielo, the dedications of the open space easement for much of the original project have occurred.

For 4S Ranch, if approved by the Board of Supervisors, portions of the land along Lusardi Creek and the remainder of the land to be preserved will be placed in conservation easements in an agreed upon phased process with recordation of specific final map units. A mitigation bank or other mechanism may be proposed to facilitate the sale or use of the 569 acres of excess mitigation credit on the 4S ranch to mitigate impacts of to other projects in the County of San Diego. An open space easement will be dedicated to the County that will allow for such a sale or use of the 569 acres of excess mitigation credit at the time of recordation of the first final map unit located anywhere within the 2,891 acre specific plan area. The easement will be rededicated as a conservation easement as credits for mitigation are conveyed to other projects.

For Santa Fe Valley, the specific preserve ownership patterns have not been fully determined. However, a Habitat Management Plan is required by the Specific Plan to address ownership and management issues. The Specific Plan identifies two types of open space areas, Open Space I and Open Space II. Open Space I will be preserved in its entirety in separate parcels, as part of the Specific Plan. Open Space II allows a number of other uses with the final configuration of open space to be determined at the time that subdivision maps or use permits are processed on the property. At a minimum, the lands within the preserve will be the subject of open space easements dedicated to the County and the open space will be managed consistent with the Management Plan prepared for the Santa Fe Valley Specific Plan.

A land transfer has taken place to transfer in fee title 327 acres to the County Department of Parks and Recreation. It is anticipated that lands will continue to be conveyed to either a conservation trust, the San Dieguito River Park or the County Department of Parks and Recreation. Lands which may be included in such a transfer are Open Space I lands and possibly some Open Space II lands which have been identified to be maintained as natural open space.

Lands that were not transferred in fee title prior to Specific Plan approval, will be conveyed into the preserve as the projects are approved. In those cases, as a subdivision map is processed on a piece of property, the subdivider will be required to dedicate open space easements in conformance to the Specific Plan. Usually, the condition requires that the dedication occur prior to the approval of the Final Map. Therefore, the assemblage of the preserve in the Santa Fe Valley area will be staggered. However, three of the major property owners have Tentative Maps included in the draft Environmental Impact Report (EIR) for Santa Fe Valley and an additional

owner is proposing another Tentative Map which is in progress. These maps together will result in the preservation of a major large amount of open space in the Subarea Plan.

Other lands in the Segment include land on which The Environmental Trust has an agreement for a mitigation bank. That land is located on the eastern edge of the Subarea, just north of Lake Hodges. While this mitigation bank extends into the incorporated area, approximately 59 acres are located in the unincorporated area. Another piece of land within the Segment, approximately 19 acres just north of Lake Hodges, is under the ownership of the California Department of Transportation (CalTrans) as a mitigation for a CalTrans project elsewhere. The City of San Diego also owns land included within the Subarea totaling approximately 361 acres. This land is not identified within the Subarea Plan in the City of San Diego for Lake Hodges.

2.7. *Land Uses Allowed Within the Preserve*

Permitted uses within the preserve are detailed in section 1.9.

2.7.1. Existing Uses

As described in 1.9 and above, the preserve areas created through open space easements will generally prohibit any uses other than those specified. In the 4S Ranch property, specific uses that will continue in the preserve include: horseback riding, mountain biking, fishing, low impact recreational uses, water wells, pumps and associated facilities, dams, roads and trails, grazing, public utilities and hunting consistent with the approved Habitat Management Plan. However, until all of the areas of open space have been dedicated through processing of maps, there may be a continuation of existing uses within areas shown as preserve.

2.7.2. Public Access and Recreation

In addition to the access and recreation activities indicated in 1.9.2, public access and passive recreation are permitted uses within specified areas of the preserve on the Santa Fe Valley and 4S Ranch portions of the preserve. The location of access points, new trails and facilities, and a public control plan will be included in the framework habitat management plans and the area-specific management directives.

The Santa Fe Valley Specific Plan area shows a trail extending through the San Dieguito River and to the east as well as a trail diagonally across the central portion of the plan area connecting to the east loop road and Four Gee Road. The access points will be adjacent to the Del Dios Highway north of the bridge crossing of the San Dieguito River and adjacent to the proposed Transit Center. The 4S Ranch project will include a public trail through the Lusardi Creek portion of the site, on the southern end of the project.

2.7.3. Infrastructure

General guidelines are given in 1.9.3.

Figure 6-2 of the Santa Fe Valley Specific Plan illustrates the existing infrastructure and 6-3 shows the proposed infrastructure that will be necessary for the development of Santa Fe Valley. For the most part, the proposed infrastructure occurs outside of the Open Space I areas. Proposed infrastructure would extend sewer lines through the golf course on the west edge of the Specific Plan Area. Since portions of the golf course are to remain in open space, the proposed infrastructure would impact some of them. However, the existing infrastructure for the Santa Fe Valley already supports 12 inch water lines through the central portion of the Specific Plan Area and a regional aqueduct traversing through the western portion of the site, both in areas where the land is proposed to be preserved as open space.

Figure 10 of the Rancho Cielo Mitigation Plan dated April 14, 1995 shows the areas of sewer and water easements through the areas of natural open space. There are several small water and sewer easements through the open space areas and they were accounted for in the Habitat Loss Permit processed for the project.

4S Ranch proposes to have off-site water transmission lines to the project as well as off-site reclaimed water lines connecting to the treatment facility on 4S Ranch. While it is planned that only one of the off-site pipeline corridors will traverse the open space preserve, it may be necessary for others to do so as well as the project is refined.

Mitigation for disturbance inside the preserve due to infrastructure necessary to support the project shall be as required in Section 2.8.

2.7.4. Scientific and Biologic Activities

See section 1.9.4 for details and requirements.

2.7.5. Emergency, Safety and Police Services

While brush management will be conducted outside the preserve, it may be desirable to carry out programs and activities designed to reduce the possibility of catastrophic wildfires that could destroy much of the Lake Hodges Segment preserve. Such activities may include controlled burns and fuel load reduction carried out in accordance with section 1.9.5.1.

All Law enforcement, medical, rescue, and emergency agencies shall be allowed unrestricted access to the preserve as detailed in Section 1.9.5.

2.8. *Statement of Mitigation*

2.8.1. *Mitigation for Covered Projects*

Covered Projects shall consist of 4S Ranch, Rancho Cielo, Santa Fe Valley and the Madura Subdivision. The Take Authorizations cover all activities that were identified in the project descriptions including but not limited to all construction and land disturbance/alteration necessary, either on or off-site, within or outside of the preserve, to complete and operate the project. Mitigation shall generally consist of participation in the subarea planning process and the dedication or transfer ownership of an appropriate amount of natural habitat to the LHS preserve as identified in Section 2.3.2. of this Subarea Plan. This may involve transferring fee title of the affected land to an acceptable private and/or public entity, or retention in private ownership with the recordation of suitable conservation easements.

Biological mitigation for wetlands shall be in accordance with the federal policy of "no net loss" of wetland functions and values plus the U.S. Environmental Protection Agency's Section 404(b)(1) guidelines (40 C.F.R. Part 230).

2.9. *Interim Protection/Long-term Protection*

Existing County regulations and ordinances, as well as project Specific Plans, will provide both interim and permanent protection. No proposed project within the LHS will be approved by the Board of Supervisors without a determination of conformance with the LHS. No grading will be done within the LHS Preserve without a determination of conformance with the LHS by the Director of the Department of Planning and Land Use of the County of San Diego.

2.10. *Habitat Management Plan*

A Framework Management Plan will be created by the County as indicated in 1.7. This will act as the guide for all future Habitat Management Plans in the LHS as well as the other Segments of the Subarea Plan.

A Habitat Management Plan for the portion of the LHS preserve located in Rancho Cielo was included as part of the Mitigation Plan for the Habitat Loss Permit. Because the Madura project is of smaller size, it has no specific management plan other than to maintain the area as open space. The 4S Ranch and Santa Fe Valley Specific Plans contain conditions that the proponents shall prepare and submit separate habitat management plans to the CDFG, USFWS and County prior to the recordation of the first final map within each project. The Habitat Management Plan for 4S Ranch and Santa Fe Valley will act as their area-specific management directives.

Additional Habitat Management Plans shall only be required for those portions of the preserve that remain in private ownership. Land which is transferred to public ownership shall be managed

by the accepting entity which may prepare a new habitat management plan or incorporate management into existing appropriate plans.

The Habitat Management Plan will include provisions for control of access, signage to prevent trespassing, trash and litter pickup, and other required activities. Any specific species surveys, censuses, biological monitoring and all and all other scientific research activities will be carried out consistent with the MSCP Plan. Any State and/or Federal agency proposing to perform such research in the privately owned portions of the preserve shall obtain permission and indemnify the landowner prior to the beginning of any such activities.

2.11. *Focal Area for Directed Acquisition*

Within this Segment, the corridor through Lusardi Creek is a focal area for directed acquisition as public funds become available.

ATTACHMENT 1

SENSITIVE SPECIES OBSERVED WITHIN THE LAKE HODGES SEGMENTPLANTS

Acanthomintha ilicifolia -- Open space easement within the 4S-Ranch inset area.

Adolphia californica -- protected within Coastal sage scrub and chaparral throughout the subarea.

Arctostaphylos glandulosa ssp. *crassifolia* -- protected within maritime chaparral.

Artemisia palmeri -- protected within drainage areas.

Baccharis vanessae -- protected within Rancho Cielo.

Brodiaea orcuttii -- protected within tributaries to the San Dieguito River.

Ceanothus verrucosus -- protected within the chaparral on the north facing slopes on the south side of the Del Dios gorge.

Chamaebatia australis -- a small population of this species occurs within an area that has been subdivided and on which the "D" designator has been applied.

Comarostaphylis diversifolia ssp. *diversifolia* -- protected along the Del Dios gorge area as well as along the San Dieguito River.

Dudleya variegata -- protected within the northeastern portion of the Santa Fe Valley Specific Plan Area.

Dudleya viscida -- protected within Del Dios gorge.

Ferocactus viridescens -- protected on the slopes in the northeastern portions of the Santa Fe Valley Specific Plan Area.

Iva hayesiana -- protected in the areas of open space in the drainages.

Juncus acutus var. *leopoldii* -- protected in areas of open space in the drainages.

Quercus dumosa -- protected in the open space areas along Lusardi Creek.

Selaginella cinerascens -- protected in open space within areas of chaparral and Coastal sage scrub.

BIRD SPECIES

American kestrel -- adequate habitat is maintained around Eucalyptus trees and the San Dieguito River.

Barn owl -- adequate habitat in cliffs and trees in open space.

Bell's sage sparrow -- adequate habitat is maintained within the subarea on all of the projects due to the inclusion of large areas of Coastal sage scrub as open space.

Black crowned night heron -- adequate foraging habitat is maintained in pond areas within the subarea.

Blue gray gnatcatcher -- adequate foraging habitat for this winter visitor is maintained in the riparian and chaparral portions of the subarea.

Blue grosbeak -- adequate habitat is maintained for this species in the riparian portions of the subarea.

California gnatcatcher -- The pre-development estimates of the number of gnatcatchers from the large development projects is 105 pairs. After the projects are developed, there will be habitat remaining of at least 74 pairs plus additional territories regulated by the Design designators on the Santa Fe Valley plan. The number of territories remaining will probably increase as the vegetation recovers from large fires in 1990 and is expected to provide habitat for an estimated 74 pairs of gnatcatchers.

California horned lark -- some habitat is maintained in the area of Lusardi Creek and the native grassland in 4S ranch, however, the majority of its habitat existing in the area is fallow agricultural fields.

Cooper's hawk -- adequate habitat is maintained within riparian and drainage courses.

Downy woodpecker -- adequate habitat for this species is maintained in the riparian woodlands throughout the subarea.

Golden eagle -- adequate habitat for the golden eagle is protected in the large areas of open space associated with the proposed subarea plan. Nest sites are protected within the Del Dios gorge.

Grasshopper sparrow -- adequate habitat for this species is maintained in the grassland area in the northern portion of 4S Ranch.

Great blue heron -- adequate habitat for this species is maintained in the wetland portions of the subarea.

Great egret -- adequate foraging habitat for this species is maintained along the San Dieguito River.

Green heron -- adequate foraging habitat for this species is maintained along the San Dieguito River around ponded areas and the San Dieguito River.

Loggerhead shrike -- adequate habitat for this species is maintained in the western portion of the subarea plan.

Merlin -- adequate foraging habitat is maintained in the western portions of the subarea and areas around Lake Hodges.

Northern harrier -- large areas of habitat suitable for this species is maintained within the grassy areas of northern 4S Ranch and adjacent lands in Santa Fe Valley.

Prairie falcon -- adequate foraging habitat is maintained in the western portions of the subarea and areas around Lake Hodges.

Rufous crowned sparrow -- adequate habitat is maintained within the subarea within the Santa Fe Valley area.

San Diego cactus wren -- areas inhabited with this species or a high potential for it occur in the open space areas along the northeastern side of Lake Hodges.

Turkey vulture -- adequate foraging habitat is maintained in the open areas of the subarea.

White tailed kite -- adequate open land and riparian habitat is maintained within the subarea for this species.

Yellow warbler -- adequate habitat is maintained along the San Dieguito River and Lusardi Creek.

REPTILES AND AMPHIBIANS

Coronado Island skink -- adequate habitat for this species is protected within the open space along Lusardi Creek and other areas of Coastal sage scrub.

Granite spiny lizard -- adequate habitat for this species is protected in the areas of chaparral and Coastal sage scrub that are preserved.

Northern red diamond rattlesnake -- adequate habitat for this species is protected in the areas of chaparral and Coastal sage scrub that are preserved.

Orange throated whiptail -- adequate habitat for this species is protected in the areas of Coastal sage scrub that are being set aside in the preserve.

San Diego horned lizard -- large areas of habitat for this species are being protected in the open space preserves within the Coastal sage scrub and chaparral habitats.

Western pond turtle -- adequate habitat for this species is protected along the San Dieguito River and Lusardi Creek.

Western spadefoot toad -- adequate habitat for this species is protected in the riparian and pond areas.

Western whiptail -- adequate habitat for this species is protected in the areas of chaparral and Coastal sage scrub.

MAMMALS

San Diego black-tailed jackrabbit -- adequate habitat for this species is protected in areas of chaparral and Coastal sage scrub that are preserved.

San Diego desert woodrat -- adequate habitat for this species is protected in areas of chaparral and Coastal sage scrub that are preserved.

INVERTEBRATES

San Diego fairy shrimp -- found within the vernal pools on the southwestern portion of the Santa Fe Valley site. This species is protected by special "D" design designators.

